

document: DESIGN & ACCESS STATEMENT

project: 33 DEVON STREET
ISLINGTON
LIVERPOOL
L3 8HA

A2 ref: A2.07.229.da.03.1109_33 Devon Street
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INTRODUCTION

This Design and Access Statement accompanies the application for Outline Planning Permission, for the proposal to demolish the existing warehouses and erect a part six. part eight storey building to comprise ground floor commercial units together with 48 self contained student apartments, incorporating 166 bedrooms, at 33 Devon Street, Liverpool L3 8HA.

The site is approximately 0.7 km to the east of Liverpool City Centre and is situated within the Islington Regeneration Quarter as defined by the Islington Planning Framework Draft Document. This area is currently zoned as 'Industrial' in the Liverpool Unitary Development Plan Proposals Map. The Islington area is currently an 'island' of light industrial warehouses and cash and carry outlets. It is bounded by the district shopping centre of London Road to the south and enclosed by Moss Street and Norton Street to the east and west. The northern edge of the area is formed by New Islington, a major road that has been identified as a primary strategic route way into the city. The area is bounded by established mixed use areas to the east and west with the established shopping district of London Road to the south and residential areas to the north. The Islington quarter has been identified in the Islington Planning Framework as an area for sustainable mixed use urban development.



Figure 1. The Islington Regeneration Quarter (source: IPF sept 06 LCC)

USE

The site is currently occupied by a large single storey warehouse cash and carry business. This uses reflects the current industrial operation of the area, but is to be unsuitable for the district as envisioned by the Islington Regeneration Quarter, in which the area is to include a mix of residential and commercial uses.

Responding to the masterplan, and following consultation with regeneration consultants we propose a mixed use scheme comprising both student residential and commercial use classes:

- A1 Retail
- A2 Financial & Professional Services
- A3 Food and Drink
- B1 Business
- C3 Student Residential

AMOUNT

The development site totals approximately 0.1 hectares, split between two existing buildings. The proposed development will remove these structures, replacing them with a staggered part six, part eight storey building comprising 48 self contained student apartments, incorporating 166 bedrooms and commercial space over ground floor.

The proposed development is supportive of the objectives of *PPS1 – Delivering Sustainable Development*, in which the importance of scale, massing and accessibility of a development are to be considered within the locality, in order to facilitate connections between people and places. The proposed development will provide a high quality, animated and active frontage to Devon and Falkland Streets of contemporary design.

The scale of the proposed new buildings, whilst relating to the amount of accommodation provided, has also been considered in urban design terms as both a high quality frontage to New Islington, Devon and Falkland Streets.

The site is within walking distance of the city centre, and the adjacent vibrant district shopping centre of the London Road Area. On this assessment, the proposed development can therefore be termed to be supportive of the objectives of PPS1.

LAYOUT

The ground floor comprises the commercial units and commercial service areas, including a bin store and access to the rear of the units. The commercial units front onto Devon Street and Falkland Street and are accessed by pedestrians from the adjacent sidewalk. The residential accommodation is accessed by way of a main communal core which is accessed from the ground floor Falkland Street residential entrance. The apartments are then accessed from circulation corridors which also connect the building to the secondary escape core. The development also incorporates a residential bin store, cycle store, porter's office and laundrette.

SCALE

The building is organised as a stepped block rising to the corner of Devon Street and Falkland Street. The stepped block essentially follows the site footprint at ground and maintains the building line up to the fifth floor. The building then steps up in level from six stories to eight on the corner of Devon Street and Falkland Street. This allows the building present a strong urban presence to both the Devon Street corner junction and to New Islington.

LANDSCAPING

The proposed development has a relatively small amount of landscaping, the paved areas at the points of pedestrian access to the blocks. These are to be surfaced in accordance with *BS8300:2001 Design of buildings and their approaches to meet the needs of disabled people*. Consultation will be made with the Local Authority Highways department in order to ensure that all remedial works to adjacent sidewalks ensures full accessibility to the proposed development.

APPEARANCE

The elevational treatment of the building is informed and organised by the internal arrangement of the student apartments, which in turn orders and sizes the various treatments to the fenestration. The elevations are ordered by a series of vertical elements creating an interesting series of facades, with the use of a contemporary material pallet. Regular recessed sections of the elevations create an impression of depth throughout.

There have been extensive discussions with the Local Authority's Planning and Urban Design departments regarding the façade treatments and the nature in which the proposed development addresses the neighbouring petrol station site. It may be seen from the Fig 2 (shown below) that the rooms to north of the proposed site have been given a redirected sightline and therefore reduce overlooking onto the neighbouring site.



Figure 2. Typical floor plan of proposed development.

As the planning application is for outline permission only, materials have not yet been finalized, and the practice has a policy of seeking dialogue with both Local Authority Planning and Conservation officers, together with urban design and other advisory bodies.

ACCESS

The proposed development is to comply fully with the requirements of The Building Regulations *Approved Document M (2003)*. It is proposed that the building will comply with Parts M1 and M4 (2004), in that reasonable provision will be made for people to gain access to, and use, the building and its facilities, and also that reasonable sanitary provision will be made in the principle storey of the development.

The proposed development circulates by way of a common core, fully accessible and providing access by elevator as well as stairs. The common core allows the residents, regardless of any disability, to access all accommodation using the same spaces. This inclusive philosophy is a core approach of the proposed development, and is supportive of the objectives of the Disability Discrimination Act (2005).

As previously stated, access to the development from the sidewalk is to be fully compliant with BS3800:2001, to include provision for exterior lighting and signage to indicate the points of access to the development.